



Town of Lancaster

TOWN PLANNING BOARD

21 Central Avenue
LANCASTER, NEW YORK 14086

July 6, 2016

Planning Board Members:

Neil Connelly, Chairman
Rebecca Anderson
Anthony Gorski
Joseph Keefe
Lawrence Korzeniewski
Kristin McCracken
Melvin Szymanski

Town Board Members:

Johanna Metz-Coleman, Supervisor
John M. Abraham, Jr.
Dawn Gaczewski
Ronald Ruffino, Sr.
Matthew Walter

Engineering Consultant:

Robert Harris, Wm. Schutt & Associates

Town Attorney:

Kevin E. Loftus

Town Highway Superintendent:

Daniel J. Amatura

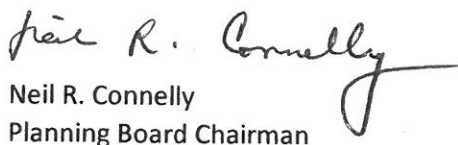
Building & Zoning Inspector:

Matthew Fischione

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held July 6, 2016. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,


Neil R. Connelly
Planning Board Chairman

NRC:cm

Encl.

A meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York, on the 6th day of July 2016 at 7:00 P.M. and there were present:

PRESENT: Neil Connelly, Chairman
Rebecca Anderson, Member
Anthony Gorski, Member
Joseph Keefe, Member
Lawrence Korzeniewski, Member
Melvin Szymanski, Member

EXCUSED: Kristin McCracken, Member

ABSENT: None

ALSO PRESENT:

Town Board Members: John M. Abraham Jr.
Dawn Gaczewski

Other Elected Officials: None

Town Staff: Robert Harris, Engineering Consultant-Wm. Schutt & Assoc.
Kevin E. Loftus, Town Attorney
Matthew Fischione, Code Enforcement Officer
Cynthia Maciejewski, Recording Secretary

Meeting called to order by Chair Connelly at 7:00 P.M.

Pledge of Allegiance led by Chair Connelly

Minutes - A motion was made by Lawrence Korzeniewski to approve the minutes from the June 1, 2016 Planning Board Meeting with one correction in spelling. Motion seconded by Rebecca Anderson and unanimously carried.

Town of Lancaster Planning Board
Communications List
July 6, 2016

- 7.06.01 Letter dated 5/31/16 from Kenneth Zollitsch, Project Manager, with a revision of plans for a 3 lot subdivision off Pleasant View Dr., and responses to comments from Robert Harris, Town Engineer.
- 7.06.02 Letter dated 6/08/16 from Robert Harris, Town Engineer, with comments on the revised 3 lot subdivision off Pleasant View Dr.

The following are letters from residents of Peppermint Rd. or adjacent area, indicating their opposition to the PM Peppermint proposed mulch processing and composting facility at 31 Peppermint Rd.

7.06.03	Cynthia Bramberg	138 Peppermint Rload
7.06.04	Jeffrey & Kathleen Zika	210 Peppermint Rd.
7.06.05	unsigned	121 Peppermint Rd.
7.06.06	Deborah Bouyea	200 Peppermint Rd.
7.06.07	Dino Zack	110 Peppermint Rd.
7.06.08	Amy Zack	110 Peppermint Rd.
7.06.09	The Murschel Family	45 Tranquility Trail
7.06.10	Karen Schweitzer	194 Peppermint Rd.
7.06.11	Daniel Zack	114 Peppermint Rd.
7.06.12	Roy & Sally Altheide	220 Peppermint Rd.
7.06.13	Donna Hafner	172 Peppermint Rd.

7.06.14	Jim Kemp	129 Peppermint Rd.
7.06.15	William J. Karn, Jr.	125 Peppermint Rd.
7.06.16	Billy Dillemoth	260 Peppermint Rd.
7.06.17	Debbie Putnam	137 Peppermint Rd.
7.06.18	Brent Henderson	130 Peppermint Rd.
7.06.19	Amy Zack (2 nd letter)	110 Peppermint Rd.
7.06.20	Tina Scerra	155 Peppermint Rd.
7.06.21	Cathleen Colvin	205 Peppermint Rd.
7.06.22	Kristin Colvin	205 Peppermint Rd.
7.06.23	Kevin F. Colvin	205 Peppermint Rd.
7.06.24	Arnold J. Nowaczewski	
7.06.25	Robin Skoaka-Nowaczewski	
7.06.26	Nicolas D. Schreiber	195 Peppermint Rd.
7.06.27	Carol and Harvey Wahl	
7.06.28	Jewel Bartkowski	307 Peppermint Rd.
7.06.29	Mark Zulawski	111 Peppermint Rd.
7.06.30	Letter dated 6/18/16 from Anthony Milone, P.E., Project Manager for PM Peppermint, with responses to concerns of residents and the Planning Board.	
7.06.31	SEQR response dated 6/20/16 from EC Department of Environment and Planning regarding the project on 31 Peppermint Rd.	
7.06.32	Letter from Robert Harris, Town Engineer, with comments regarding proposed subdivision on Apple Blossom Blvd.	
7.06.33	Letter from Robert Harris, Town Engineer, dated 6/29/16, with comments regarding proposed subdivision at Seneca Place near Juniper Blvd.	

- 7.06.34 Petition to oppose PM Peppermint, Inc. Mulch Processing and Storage Facility at 31 Peppermint Rd., signed by 50 residents of Peppermint Rd.
- 7.06.35 SEQR response dated 6/06/16, from NYDEC, with comments regarding PM Peppermint Organic Material Processing.
- 7.06.36 Letter from Morgan Fay, Payroll Supervisor, to Neil Connelly, regarding PB semi-annual payroll.
- 7.06.37 Notice of Public Hearing to be held 6/20/16 at 7:15 P.M. on the petition to rezone 00 Broadway (Edgewater).
- 7.06.38 Notice of SEQR review to be held 6/06/16 for the Hellenic Orthodox Church.
- 7.06.39 Minutes from the Municipal Review Committee meeting of 6/06/16.
- 7.06.40 SEQR response dated 6/09/16 from NYSDEC, regarding Sealing Devices plant expansion.
- 7.06.41 SEQR response dated 6/02/16 from ECDPW regarding PM Peppermint Inc.
- 7.06.42 SEQR response dated 6/20/16 from ECDSM regarding hotel at 48 Freeman Rd.
- 7.06.43 EAF revision dated 6/20/16 for 48 Freeman Rd., from Corey A. Auerbach of Barclay Damon.
- 7.06.44 SEQR response dated 6/20/16 from ED Division of Environment and Planning, regarding 48 Freeman Rd.
- 7.06.45 SEQR response dated 6/03/16 from the ECDPW regarding 48 Freeman Rd.
- 7.06.46 SEQR response dated 6/14/16 from NYSDOT regarding 48 Freeman Rd.
- 7.06.47 SEQR response dated 5/25/16 from the NYSDEC regarding 48 Freeman Rd.
- 7.06.48 SEQR response dated 6/02/16 from the ECDPW regarding O'Connell Electric.
- 7.06.49 SEQR response dated 6/03/16 from the NYSDEC regarding O'Connell Electric.
- 7.06.50 SEQR response dated 6/16/16 from EC Division of Environment and Planning regarding O'Connell Electric.
- 7.06.51 SEQR response dated 5/18/16 from ECDSM regarding O'Connell Electric.

- 7.06.52 Letter from Sean Hopkins dated 6/02/16 to Diane Terranova, Town Clerk, and Kevin Loftus, Town Attorney, with requests regarding the expansion of the Edgewater Apartments.
- 7.06.53 Letter from Sean Hopkins dated 6/09/16 to Supervisor and Members of the Municipal Review Committee, with comments and a request for a negative declaration regarding the rezone to accommodate the expansion of Edgewater Apartments.
- 7.06.54 Notice of SEQR review to be held for O'Connell Electric, 48 Freeman Rd., and 00 Broadway (Edgewater expansion).
- 7.06.55 Minutes from the Municipal Review Committee meeting of 6/20/16.
- 7.06.56 Copy of resolution dated 6/20/16 approving site plan with two conditions for the Hellenic Orthodox Church.
- 7.06.57 Copy of resolution dated 6/20/16 approving site plan with 14 conditions for the construction of an Enterprise Rent-a-Car storage lot at 5550 Genesee Street.
- 7.06.58 ZBA minutes of 6/09/16.
- 7.06.59 Notice of meeting from PM Peppermint Inc. to be held at the site on 6/16/16.
- 7.06.60 Notice of cancellation of 6/15/16 Planning Board meeting.
- 7.06.61 Resources on solar farms from Matt Fischione, Code Enforcement Officer.
- 7.06.62 Letter from Matt Fischione, dated 6/22/16, with suggestions from Robert Harris, as to how to communicate changes to a project as it goes through the approval process.
- 7.06.63 Letter dated 6/13/16 from Leon and Susan Robak, 5386 William St., voicing opposition to new plans by David Builders at 5335 William St.

ACTION ITEMS

SITE PLAN REVIEW-Project #2454 RUSSELL'S CHOPS, STEAK & MORE LOCATED AT 6675 TRANSIT ROAD, 1,500 SQUARE FOOT STORAGE BUILDING ADDITION TO EXISTING STORAGE BUILDING.

Darryl Martin presented the 1,500 sq. ft. addition to an existing storage building. There will not be any changes to the current lighting or drainage plans. The downspouts on the building need to be corrected in the direction of the flow.

DETERMINATION

Based on the information presented to the Planning Board, a motion was made by Joseph Keefe to recommend approval of the site plan to the Town Board with the following condition:

1. Drainage spouts to be redirected

Motion seconded by Lawrence Korzeniewski and unanimously carried. Roll call vote as follows:

Chairman Connelly-Yes	Lawrence Korzeniewski-Yes
Rebecca Anderson-Yes	Kristin McCracken-Excused
Anthony Gorski-Yes	Melvin Szymanski-Yes
Joseph Keefe-Yes	

SITE PLAN REVIEW-SITE PLAN REVIEW-PROJECT #5051 3 LOT DEVELOPMENT LOCATED AT 455 PLEASANT VIEW DRIVE, 3 LOT DEVELOPMENT WITH A PRIVATE ROAD.

Kenneth Zollitsch of Greenman-Pederson Inc. along with Barrett Greene-Owner and Developer presented the three lot development on a private road. This is a revised site plan to answer questions and make changes to concerns about a previous submittal of three flag lots. The owner will live on site and manage the Articles of Organization agreement.

Engineering-An updated engineering report and drainage plan was submitted to Chairman Connelly this evening and Mr. Zollitsch explained the revisions. There are still questions about the size of pipes for drainage and storage of water on site. An under drain is to be provided to prevent freezing and thawing along the road way.

Landscaping-No landscape plan provided to show how after the removal of diseased Ash Trees the surrounding homes would be screened from view.

Roadway- A 20' entrance will be provided of which 18' will be paved to allow two cars to pass each other. No overnight parking on the street will be allowed.

Emergency vehicles- The roadway will accommodate emergency vehicles and a hydrant will be provided.

DETERMINATION

Based on the information presented to the Planning Board, a motion was made by Joseph Keefe to adjourn the project. Motion seconded by Lawrence Korzeniewski and unanimously carried. Roll call vote as follows:

Chairman Connelly-Yes	Lawrence Korzeniewski-Yes
Rebecca Anderson-Yes	Kristin McCracken-Excused
Anthony Gorski-Yes	Melvin Szymanski-Yes
Joseph Keefe-Yes	

SITE PLAN REVIEW-PROJECT #7051 THREE LOT DEVELOPMENT LOCATED SOUTH OF SENECA PLACE.

Kenneth Zollitsch of Greenman-Pederson Inc. along with Dave DiPaolo of Marrano/Marc Equity Corp. presented the three lot development which is left over land the Town of Lancaster did not want to take over and maintain. The lots front on Seneca Place and do need a sanitary sewer extension. The wetland area will be left untouched and will be marked with monuments.

Sidewalk-Sidewalk would need to be installed along the street and must be maintained by the homeowner and enforced by the Code Enforcement Officer.

Lot size-The lots are small which means the homes will be small and more affordable. Two lots may be more desirable.

DETERMINATION

Based on the information presented to the Planning Board, a motion was made by Rebecca Anderson to deny the project. Motion seconded by Melvin Szymanski and unanimously carried. Roll call vote as follows:

Chairman Connelly-Yes	Lawrence Korzeniewski-Yes
Rebecca Anderson-Yes	Kristin McCracken-Excused
Anthony Gorski-Yes	Melvin Szymanski-Yes
Joseph Keefe-Yes	

SITE PLAN REVIEW-PROJECT #6030 THREE LOT DEVELOPMENT LOCATED SOUTH OF APPLE BLOSSOM BLVD.

Kenneth Zollitsch of Greenman-Pederson Inc. along with Dave DiPaolo of Marrano/Marc Equity Corp. presented the three lot development which is land originally plotted for future development and now would be converted into three single family lots. The lots front on Apple Blossom Blvd. and do require a sanitary sewer extension and curb cut. The setbacks for the lots will be staggered to be more attractive to home buyers.

Sidewalk- There is a 100' gap where sidewalk would not be continued from the existing sidewalk.

Lighting- More lighting needs to be provided for the subdivision and these new lots.

Wetlands-Wetland information was not clearly provided and is necessary for development.

DETERMINATION

Based on the information presented to the Planning Board, a motion was made by Lawrence Korzeniewski to recommend approval of the project with the following conditions:

1. Wetland information must be provided
2. Agreement must be supplied to provide sidewalks and lighting

Motion seconded by Melvin Szymanski. Motion carried 5-1 Roll call vote as follows:

Chairman Connelly-Yes	Lawrence Korzeniewski-Yes
Rebecca Anderson-No	Kristin McCracken-Excused
Anthony Gorski-Yes	Melvin Szymanski-Yes
Joseph Keefe-Yes	

CONCEPT PLAN-FOUR LOT DEVELOPMENT LOCATED AT 463 SCHWARTZ ROAD.

Ken Zollitsch of Greenman-Pederson Inc. along with Chris Biernat presented a four lot development. The lots are septic due to the fact that there is not sewer available in that area. These homes would be located behind existing homes on a 16' paved private road. Earlier this year a 15 lot subdivision was proposed on the same site.

Flood plain- Lot numbers 1&2 have floodplain on them.

Landscape plan-Area needs to be screened from existing homes and neighbors spoken to for input.

Notice of Intent- Notification is needed to change use from farming to residential.

No action taken.

SITE PLAN REVIEW-PROJECT #7491 MULCHING AND TOPSOIL STORAGE FACILITY LOCATED AT 31 PEPPERMINT ROAD.

Paul Marinaccio's Attorney, John Garas was in attendance and withdrew the project from consideration.

No action taken.

DISCUSSION ITEMS

John Abraham will not be in attendance at the July 20th meeting.

The following projects were approved by the Town Board:

Hellenic Orthodox Center

Edgewater Rezone

48 Freeman Road

O'Connell Electric

The SEQR for Sealing Devices is scheduled for July 18, 2016.

Enterprise site has been approved with conditions.

31 Peppermint Road-Materials can remain on site but all operation must cease.

3 lot development on Apple Blossom will need a short form SEQR.

At 8:27p.m. a motion was made by Lawrence Korzeniewski to adjourn the meeting. Motion seconded by Joseph Keefe and unanimously carried.



Town of Lancaster

TOWN PLANNING BOARD

21 Central Avenue
LANCASTER, NEW YORK 14086

MEMO

TO: Honorable Town Board
Town of Lancaster

FROM: The Town of Lancaster Planning Board

DATE: July 6, 2016

RE: Russell's Chops, Steaks & More

PROJECT#: 2454

LOCATION: 6675 Transit Road

TYPE: Site Plan Review

RECOMMENDATION: Approval

Roll call vote:

Chair Connelly-Yes
Rebecca Anderson-Yes
Anthony Gorski-Yes
Joseph Keefe-Yes

Lawrence Korzeniewski-Yes
Kristin McCracken-Excused
Melvin Szymanski-Yes

CONDITIONS: Drainage spouts to be redirected

COMMENTS: None



Town of Lancaster

TOWN PLANNING BOARD

21 Central Avenue
LANCASTER, NEW YORK 14086

MEMO

TO: Honorable Town Board
Town of Lancaster

FROM: The Town of Lancaster Planning Board

DATE: July 6, 2016

RE: Three lot development South of Seneca Place

PROJECT#: 7051

LOCATION: 00 Seneca Place

TYPE: Site Plan Review

RECOMMENDATION: Deny

Roll call vote:

Chair Connelly-Yes
Rebecca Anderson-Yes
Anthony Gorski-Yes
Joseph Keefe-Yes

Lawrence Korzeniewski-Yes
Kristin McCracken-Excused
Melvin Szymanski-Yes

CONDITIONS: None

COMMENTS: None



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TOWN PLANNING BOARD

21 Central Avenue
LANCASTER, NEW YORK 14086

MEMO

TO: Honorable Town Board
Town of Lancaster

FROM: The Town of Lancaster Planning Board

DATE: July 6, 2016

RE: Three lot development South of Apple Blossom Blvd.

PROJECT#: 6030

LOCATION: 00 Apple Blossom Blvd.

TYPE: Site Plan Review

RECOMMENDATION: Approve

Roll call vote:

Chair Connelly-Yes
Rebecca Anderson-No
Anthony Gorski-Yes
Joseph Keefe-Yes

Lawrence Korzeniewski-Yes
Kristin McCracken-Excused
Melvin Szymanski-Yes

CONDITIONS: Wetland information must be provided
Agreement must be supplied to provide sidewalks and lighting

COMMENTS: None